

[REDACTED]

From: [REDACTED]
Sent: 22 January 2021 15:26
To: localplan
Subject: Objection to proposal AGALA029 Netherbarns

CAUTION: External Email

Dear Sirs,

I write to object to proposal AGALA029 Netherbarns in the Local Development Plan. In doing so, I note Policy EP8 of the proposed plan, the aim of which is stated to be “to give historic assets strong protection from any potentially damaging development”.

I object to proposal AGALA029 Netherbarns because

a)
the proposal, if implemented, would adversely affect the setting of Abbotsford, a building of global importance.

b)
The proposed screening, consisting merely of a thin line of trees is entirely inadequate.

In terms of (a) above, I refer to Historic Environment Scotland’s Guidance Note, *Change in the Historic Environment - Setting*. The section on Key Issues in this Guidance Note is clear that “planning authorities must take into account the setting of historic assets of places when drawing up development plans ... and when making decisions on planning applications.” It further states that “Setting often extends beyond the curtilage. Both tangible and less tangible elements can be important in understanding the setting. Less tangible elements may include function ... or the historic, artistic, literary and scenic associations of places or landscapes.” Among factors which the Guidance Note identifies as affecting the setting of a historic asset are Views to, **from, across and beyond** the place” (my emphasis); Character of the surrounding landscape; Non-visual factors such as historic, artistic, literary or sensory factors; and “A sense of place” - the overall experience of an asset.

I submit that proposal AGALA029 is in serious breach of the Guidance. The proposed development would introduce an entirely inappropriate 21st century urban element to the setting of Abbotsford. It would thereby damage the historic and scenic associations of the landscape; it would damage the “sense of place”; it would damage the views from and beyond Abbotsford; and it would change the character of the surrounding landscape for the worse.

In relation to (b) above, I consider the proposed screening will be ineffective. I quote again from the HES Guidance Note mentioned above: “Vegetation such as trees are subject to environmental and other factors (wind blow, felling and seasonal change) and cannot necessarily be relied upon to mitigate adverse impacts of a development.” It is difficult to conceive of any form of screening that would adequately and permanently block the light, sound and visual intrusions of the proposed development and the thin line of trees proposed would certainly not do so.

Please let me know that you have received this objection and whether you require any further information from me in relation to it. I shall be grateful to the Council for considering my objection, and for informing me in due course of the outcome of its deliberations.

Yours sincerely

Nigel Lindsay

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